

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	93		
Program Progress:							
% of Funds Committed	79.78 %	92.37 %	86	92.63 %	2	4	
% of Funds Disbursed	79.20 %	86.15 %	72	86.67 %	12	15	
Leveraging Ratio for Rental Activities	13.37	5.74	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.96 %	86.19 %	67	88.14 %	16	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.33 %	74.83 %	61	76.19 %	17	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.26 %	82.01 %	47	81.48 %	45	45	
% of 0-30% AMI Renters to All Renters***	48.39 %	41.14 %	35	45.62 %	55	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.77 %	96.55 %	57	96.17 %	33	34	
Overall Ranking:			In State:	48 / 93	Nationally:	28 33	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,782	\$38,718		\$28,750	62 Units	20.50 %	
Homebuyer Unit	\$42,255	\$22,136		\$15,714	171 Units	56.60 %	
Homeowner-Rehab Unit	\$10,178	\$27,679		\$21,140	69 Units	22.80 %	
TBRA Unit	\$0	\$2,683		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$542,920	\$211,252	\$11,522
State:*	\$144,444	\$118,074	\$29,157
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	65.6	31.6	43.5	0.0	Single/Non-Elderly:	1.6	14.6	17.4	0.0
Black/African American:	3.3	0.6	1.4	0.0	Elderly:	85.2	1.2	50.7	0.0
Asian:	0.0	2.9	0.0	0.0	Related/Single Parent:	8.2	22.2	4.3	0.0
American Indian/Alaska Native:	1.6	0.0	1.4	0.0	Related/Two Parent:	4.9	62.0	20.3	0.0
Native Hawaiian/Pacific Islander:	1.6	0.6	0.0	0.0	Other:	0.0	0.0	7.2	0.0
American Indian/Alaska Native and White:	0.0	0.6	0.0	0.0					
Asian and White:	0.0	1.2	0.0	0.0					
Black/African American and White:	1.6	0.0	2.9	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	4.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.6	0.0	0.0					
ETHNICITY:									
Hispanic	26.2	57.9	50.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	77.0	8.8	36.2	0.0	Section 8:	19.7	5.8 [#]		
2 Persons:	13.1	7.6	33.3	0.0	HOME TBRA:	0.0			
3 Persons:	6.6	23.4	11.6	0.0	Other:	49.2			
4 Persons:	3.3	19.3	13.0	0.0	No Assistance:	31.1			
5 Persons:	0.0	21.6	4.3	0.0					
6 Persons:	0.0	11.1	1.4	0.0					
7 Persons:	0.0	7.0	0.0	0.0					
8 or more Persons:	0.0	1.2	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			56	

* The State average includes all local and the State PJs within that state

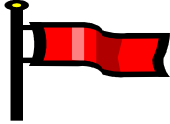
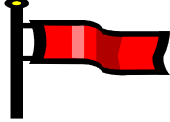
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 28
 (Percentile)
 State Rank: 48 / 93 PJs Overall Rank: 33
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	79.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	60.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	96.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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